

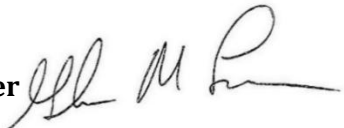
Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Glen Lee
Chief Financial Officer 

DATE: October 14, 2025

SUBJECT: Fiscal Impact Statement – Malcolm X Extension of Disposition
Authority and Term Sheet Amendment Act of 2025

REFERENCE: Bill 26-219, Draft Committee Print as provided to the Office of Revenue
Analysis on October 3, 2025

Conclusion

Funds are sufficient in the fiscal year 2026 through fiscal year 2029 budget and financial plan to implement the bill.

Background

In 2022,¹ the Council declared as surplus and approved the disposition of approximately 46,170 square feet of District-owned property located at 1351 Alabama Avenue, S.E., adjacent to a public-school property, under a 99-year ground lease. The developer, Congress Park Community Partners, LLC, planned to build residential housing, retail spaces, and a daycare facility.

The bill amends the original disposition legislation to reflect an amended term sheet that reduces the number of residential units the developer will include in the project from 180 to 150.² The bill and amended term sheet also give the developer four years from the initial disposition date to close on the property rather than two years.

¹ Malcolm X Surplus Declaration and Disposition Approval Act of 2022, effective March 10, 2023 (D.C. Law 24-316; 70 DCR 3547).

² The updated legislation also references 7,500 square feet of daycare space and 2,000 square feet of retail space, but those project components are unchanged from the original term sheet.

The Honorable Phil Mendelson

FIS: Bill 26-219, "Malcolm X Extension of Disposition Authority and Term Sheet Amendment Act of 2025,"

Draft Committee Print as provided to the Office of Revenue Analysis on October 3, 2025

Financial Plan Impact

Funds are sufficient in the fiscal year 2026 through fiscal year 2029 budget and financial plan to implement the bill. There are no costs associated with reducing the number of residential units included in the development or extending by two years the amount of time the developer has to close on the property. Under the bill, the developer will have until March 10, 2027 to close on the property.